

Application ref: 2023/3217/P
Contact: Fast Track SC
Tel: 020 7974 4444
Email: Sonia.Cupid@Camden.gov.uk
Date: 16 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

AC Design Solutions
Office 301 Third Floor,
Belmont Cl, Belmont Rd, Uxbridge
UB8 1HE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
30
Fitzjohn's Avenue
London
Camden
NW3 5NB

Proposal:

Replacement of front windows to double glazed timber windows to Ground Floor Flat
Drawing Nos: Site Location Plan; UK23066-TD-A-101; UK23066-TD-A-201; UK23066-TD-A-701; UK23066-TD-A-102;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; UK23066-TD-A-101; UK23066-TD-A-201 P01; UK23066-TD-A-701; UK23066-TD-A-102;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The property is a large Victorian Villa which stands within its own plot, set back from the roadside. The property is located within the Fitzjohns and Netherhall Conservation area and the building is split into residential flats. The proposal seeks to replace non original large ground floor front timber windows with double glazed timber windows with additional glazing bars, therefore, a change of design is proposed. Existing there is a mix of windows with the two largest windows being in a 3 over 3 formation. This is proposed is to be similar but with a two over two formation within each glazing set. Along the street there is a variety of window styles and the proposed windows, with the additional glazing bars is in line with the neighbouring property. Therefore, no objection is raised to the replacement. The replacement windows would be fitted into the existing openings and are to be in line with some of the neighbouring properties in terms of style, design and proportions. Whilst the existing windows on the upper floors would be different in style to the replacement of the ground floor windows, this is not uncommon along the street. Therefore, it is considered that the proposed windows would not significantly harm the character and appearance of the host property nor wider conservation area.

This change is put forward to enhance the thermal performance of the dwelling, as the current windows have deteriorated and are performing very poorly.

The proposed replacement windows by their nature would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope

Chief Planning Officer